



# Ascension Saint Thomas Midtown Nashville, TN

## Request for Proposals

General Contractor for Ascension Saint Thomas Midtown

Hospital Surge Resiliency Unit

05/06/2024

*This document, all materials incorporated herein or by reference, and all matters related to this Request for Proposal shall remain confidential and safeguarded in accordance with in-place Non-Disclosure Agreement(s). Compliance will be enforced to the fullest extent of the law.*

## Summary of Request

On behalf of Ascension Saint Thomas Midtown (ASTM) (“Owner”) in Nashville, TN, Medxcel Facilities Management (“Medxcel”) is seeking responses from qualified Ascension Health national construction partners for participation in Request for Proposals (RFP) from General Contractors to provide general contractor services for Ascension Saint Thomas Midtown Hospital Surge Resiliency Unit (“Project”).

The overall strategy will be executed via Ascension’s Integrated Project Delivery (IDP) agreement, where all the Architects, Engineers, Consultants, and Contractors participate in the IDP.

The terms of the RFP process and the steps and processes set forth herein are subject to change at the discretion of Medxcel and the Owner. Nothing herein, including the firm’s response to or participation in the RFP process, shall be deemed or construed as a right to, or promise of, any contract award or business from or with Ascension Health and/or its Subsidiaries, Health Systems, and Hospitals. Once we receive the intent to respond to this RFP, firms will be held to all statements of capability, functionality, process, and timelines or through any other correspondence.

Proposals are hereby requested based on the identified expertise and experience necessary to achieve the Owner’s strategic objective.

Firms must advise Medxcel of their intent to respond to this RFP. Once emailed intent is received, the drawings can be shared. Firms must email responses to David Campbell (David.Campbell@medxcel.com) within 14 days of posting.

All correspondence and questions before response deadline shall be directed via e-mail to:

David Campbell  
Regional Director of Construction – Saint Thomas Health, Tennessee  
David.Campbell@medxcel.com

Responses shall be transmitted via e-mail, following the instructions below, no later than 5/20/2024. Submissions received after this time will not be considered.



## Submission Instructions

E-Mail To: David.Campbell@medxcel.com

CC: Keith.Chappell@medxcel.com

Subject: ASTM Surge Resiliency Unit – RFP Response – *Firm Name*

Attachments: ASTM Surge Resiliency Unit - RFP Response - *Firm Name*  
(Reference pages 8-10 for details)

## **The Project**

The Project shall be delivered in alignment with the Ascension IPD Master Services Agreement (MSA). The MSA for General Contractor Services will be executed with the terms, conditions, and fee schedule as-is, with no negotiation. In addition to the MSA contract documents, the required contract documents will include ATTACHMENT FLOWDOWN TERMS, Required Federal Contract Provisions – March 7, 2024, Invoice Requirements, and Certification Regarding Debarment.

The general scope of the Project shall be based on certain key elements.

### **Statement of Purpose**

This Scope of Work (SOW) aims to expand surge capacity for Ascension Saint Thomas Midtown, located in Nashville, Davidson County, Tennessee, funded through the Healthcare Resiliency Capital Investments program, as approved by the State of Tennessee Department of Health.

The Sub-Recipient, Ascension Saint Thomas Midtown, agrees to administer and complete the project per the scope of work submitted by the Sub-Recipient and approved by the State of Tennessee Department of Health. The Sub-Recipient shall complete the work per all applicable Federal, State, and Local Laws, Regulations, and Codes.

### **General Qualifications**

Medxcel seeks to engage with a selected Partner and its key individuals to achieve the Project goals through participation in the pre-construction process, schedule management, cost management, and work execution.

Medxcel intends to onboard one General Contractor.

The selected General Contractor shall provide key team members a voice in driving the development and completion of the Project. The individuals shall be the primary, devoted personnel who will communicate and coordinate the services and efforts under the leadership of Medxcel.

We seek advice, expertise, construction documents and specifications, and construction administration services for the overall task intended to be defined collaboratively with professionals with the capacity and documented experience in assignments of this nature.

### **Project Overview**

Under this Healthcare Resiliency Capital Investments program, the State of Tennessee has allocated funds that provide investments in the brick-and-mortar expansion and improvement of patient-care areas of adult Acute Care Hospitals. This will allow these critical facilities to continue to respond to the COVID-19 pandemic

and to be prepared for future health crises in Tennessee. These Terms and Conditions shall be effective from March 3, 2021 (“Effective date”) to June 30, 2026.

The Surge Resiliency Unit Project consists of the refresh/renovation of three wings on the fourth floor of the ASTM Hospital campus. These areas consist of antiquated patient care areas that will be transformed into 14 Critical Care flex beds, three (3) Operating Suites, and six (6) step-down beds. In addition to the existing Intensive Care Units (ICU), Post-Acute Care Unit (PACU), Emergency Department (ED), and Medical/Surgical beds used as overflow beds during the recent pandemic surges, these three areas would offer an additional 20 flex beds dedicated to being a pandemic surge area with full isolation from other units. The Critical Care Unit would be created by renovating approximately 13,607 square feet of existing floor space, providing 14 additional private patient rooms. Renovation of approximately 6,250 square feet of existing floor space would create a step-down unit within the 4th floor that can be easily converted to handle surge capacity. This would provide up to six (6) additional private patient rooms (w/flex capability) with toilets and showers. Renovating another approximately 6,250 square feet of existing, vacant, antiquated Operating Room (OR) space would allow for three (3) isolated Operating Suites within the unit. All three (3) adjacent spaces would create a totally isolated Surge Resiliency Unit, essentially a “hospital within a hospital.” The renovation of all three areas would include required Information Technology (IT) hardware and software, medical equipment, furnishings, non-medical equipment, and other required support infrastructure.

**Project Location:**

ID#	Name/Station	Location	Coordinates
1)	Ascension Saint Thomas Midtown	2000 Church St Nashville, Tn 37203	36.15432526712318, -86.8020239656067



## Key Team Member Attributes and Qualifications

Medxcel is committed to ensuring the following qualifications exist within the Project Delivery Team. The partnership we intend to create must be strengthened by the General Contractor and key individuals who have exemplified these attributes through their previous and current work accomplishments.

### Attributes for this Request for Qualifications

Similar Project Scope Experience	Safety Program and Culture
Sustainability Principles (Energy Star)	Building Information Modelling (BIM)
Virtual Reality Technology	Lean Construction Practices
Modularization & Pre-Fabrication	Integrated Project Delivery Experience
Innovation & Creativity	Positive Team Chemistry
Collaborative Project Management System	Engagement of Local Partners

## Team Composition and Roles

The Project's primary objective is that the team members work collaboratively, creatively, and authentically to challenge and support ideas, means, methods, and concepts to achieve a timely, budget-respected project.

Two teams will be driving this project's implementation:

### **Executive Management Team**

### **Project Management Team**

### **Project Implementation Team**

### Executive Management Team

The Executive Management Team will comprise C-Level Executive(s), with binding signatory authority, from each party participating in the IPD Agreement. These individuals shall not be decision-makers of any other project's teams. The function of this team is to manage dispute resolution and support the Project Management Team. A senior leader from Ascension Saint Thomas Midtown will participate on this team.

### Project Management Team

The core of the Project Management Team shall be composed of one representative each from the Owner, architect, engineer, and contractor. The core team may elect other key parties to participate in this decision-making team. Each shall be given one voice in the decision-making process for the delivery and execution of the project. Members of this core team shall not serve as members of the Executive Management Team. The Owner's role shall be to have one voice in the team even though the Owner may have many members in

consultation for the execution of the project. The Owner's voice will come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design & Construction.

### **Project Implementation Team**

The Project Implementation Team will act as the key stakeholders to optimize project results by driving innovation, removing waste, and increasing value within the project's delivery. The Project Implementation Team shall consist of all stakeholders and influencers ensuring the aligned success of the project. The Owner's primary field voice shall come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design & Construction.

- 1. Lead Superintendent:** On-site throughout construction; Daily reporting; Ensure project timeline; Ensure adherence to plans and specifications.
- 2. QA/QC/Cx:** On-site throughout construction; Regular reporting; Pre- and Post-Installation documentation; Review submittals, shop drawings, etc, Ensure adherence to plans and specifications; Coordinate commissioning, training and close-out.
- 3. Safety:** On-site throughout construction; Daily reporting; Ensure OSHA compliance; Coordinate and lead PCRA, ICRA and ILSM assessments and implementations; Track and log near-misses, accidents, injuries and negative air readings.

## Qualifications Submission

Medxcel requests that responses be composed in the following formats and speak to the following qualifications. Refer to Page 2 for file naming conventions. Please combine all PDFs into one file.

- A. **Required:** PDF expressing and **identifying the firm's interest, services, and fees.**
- a. Firms interest in participating.
  - b. Firms proposal for provided services and fees.
  - c. Firms proposed set rates for general conditions.
  - d. Define any scope of services excluded.
- B. **Required:** PDF addressing the **firm's qualifications** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. Firm's determinants to project success
  2. Firms design approach and methodology
  3. Firm's approach to project cost control methodology
  4. Firm's responsiveness to owner's concerns
  5. Firm's lean principles
  6. Project life cycle cost analysis for systems and design features completed during the design process.
  7. Describe the Firm's experience with owner-provided design standards. What internal processes are utilized to communicate owner standards?
  8. Showcase of Firm's similar project achievements
  9. Showcase efforts, practices, processes, or innovations the firm developed to aid a project team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome.
- C. **Optional:** Supplemental PDF document(s) may be submitted to supplement and support the firm's accomplishments and attributes.
- D. **Required:** PDF addressing the individual identified for the **Executive Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)



2. Previous or Current Leadership roles under an IPD structure (of any type)
  3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
  4. Related projects, specifically with federal or state funding.
- E. **Optional:** Supplemental PDF document(s) may be submitted to supplement and support the individual's accomplishments and attributes.
- F. **Required:** PDF addressing the individual identified for the **Project Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. How has this individual supported the firm's determinants of project success?
  2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
  3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
  4. Leadership roles under an IPD structure
  5. Related Projects
- G. **Optional:** Supplemental PDF document(s) may be submitted to supplement and support the individual's accomplishments and attributes.
- H. **Required:** PDF for the individual(s) identified as the Subject Matter Experts on the **Project Implementation Team** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. How have these individuals supported the firm's determinants of project success?
  2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
  3. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
  4. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
  5. Leadership roles under an IPD structure
  6. Related Projects

- I. **Optional:** A supplemental PDF document may be submitted to supplement and support the collective individuals' accomplishments and attributes.
- J. **Required:** Provide proposed project schedule.
- K. **Optional:** To further support the project design and budget validation, please provide a rough order of magnitude estimate for the current design documents.

NOTE: The PDF submittals shall be the primary documents to be referenced by the selection committee. All information responding to the key attributes and qualifications of the firm and individuals must be identified in the PDF submittals.

## Selection Process

Medxcel Planning, Design & Construction will review the submitted proposals. Medxcel reserves the right to request additional information from those submitting responses. The following criteria will be considered in the evaluation of the A3 documents submitted with the responses:

1. Responses to the A3 submissions as they clearly answer, illustrate, and relate to the qualifications and attributes outlined in this document.
2. The proposed qualifications and attributes of the personnel providing direct oversight and contact with Medxcel as members of the Design Team.
3. Understanding of project goals, general approach, and process to the project.

After Medxcel completes reviewing the submittals, the final firms may be chosen to present and interview with Ascension Saint Thomas Midtown.

Should an interview take place, no more than five key personnel shall be present at the interview. Business Development roles are restricted from participating in the interview process. An interview format will be issued with a notice of advancement. At its sole discretion, the Owner may ask written questions of Offerors, seek written clarifications, and conduct discussions with Offerors on the Proposal.

Terms and conditions, fees, prices, etc., shall follow the Ascension IPD Agreement and the Attachment Flowdown Terms. If a mutually acceptable agreement cannot be executed with the top-ranked firm, the owner may terminate discussions and initiate discussions with the next-ranked firm.

## RFP Bid Scoring

Cover Sheet and Firm Information	y/n
Assigned Personnel and Experience	5
Previous Grant Funded Work Completed	10
Projected Schedule and Current Workload	25
Project Approach and Contract Revisions	10
Cost Proposal	25
Knowledge & Experience with Local Regulations, ICRA & Health Care Facilities	25

## RFP Timeline for Selection Process

Milestone	Anticipated Date
RFP Posted	5/6/2024
Responses Due to Medxcel	5/20/2024
Notification to Short-Listed Partners	5/22/2024
Short Listed Firm's Present to Ascension/Medxcel	5/27/2024
Notice to Proceed with Preconstruction Services	5/29/2024
Targeted Project Completion	2/27/2026

**End of RFP**